

June 23, 2009

Preliminary Plat: Copper Ridge Phases 1 & 2 (PP09-0001)
Owner(s): Frisco Independence, L.P.

DESCRIPTION:

139 Single Family-4 & 109 Single Family-5 lots and 16 Open Space lots on 88.0± acres on the west side of Independence Parkway, 2,800± feet south of Eldorado Parkway. Zoned Planned Development-194-Single Family-4/Single Family-5. Neighborhood #14. RC

REMARKS:

Access:	Provided from Independence Parkway.
Cross Access:	Provided from adjacent single family development to the south.
Stub Streets:	Provided to the north and west for future street connections.
Tree Preservation:	There are no protected trees on the property.
Landscape Plan:	A landscape plan has been submitted for staff review.
Screening:	A 10 foot landscape buffer is being provided for the purpose of thoroughfare screening along Independence Parkway, to be owned and maintained by the Homeowners' Association.
Open Space:	Open space is adequate and meets the requirements set forth in Planned Development-194.
Additional Information:	The applicant is submitting a new preliminary plat as the previous preliminary plat, approved by the Commission on August 22, 2006, has expired. Additionally, a previous final plat for Phase one, approved on October 24, 2006, has expired. An alley easement agreement has been made for the off-site alley along the north property line. The alley will either be built with this development or by the adjacent single family development, Villages at Willow Bay South Phases three and four, whichever is constructed first. This will ensure alley service to all northern most lots within Phases one and two. This preliminary plat complies with the development standards for Planned Development-194.

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of the landscape plans.
2. Additions and/or alterations to the engineering plans as required by Engineering Services.
3. A Letter of Adjacent Development for construction and dedication of necessary easements for the off-site alley along the north property line.